



2003 Annual Report of the Central Planning Authority and Development Control Board

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Building Permits Issued up 44%



Certificates of Occupancy Granted up 37%

Planning Approvals up 19%



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George Town
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Cayman Islands

Central Planning Authority Members

Mr. A. L. Thompson, Jr. (Chairman)	George Town
Mr. Peter Campbell	George Town
Mr. Attlee Bodden	George Town
Mr. John Hurlstone	George Town
Mr. Ray Hydes	Bodden Town
Mr. Troy Whittaker	Bodden Town
Mr. Steve McLaughlin	East End
Mr. Fred Whittaker	George Town
Mr. Rex Miller	North Side
Mr. Ernie Hurlstone	Sister Islands (DCB Representative)
Mr. Dean Evans	West Bay
Mr. Barry Martinez	West Bay
Mr. Antonio Smith	West Bay
Mr. Kenneth Ebanks	Executive Secretary

Development Control Board

Mr. Ernie Hurlstone	Chairman
Mr. Edgar (Ashton) Bodden	Member
Mr. Alva (Billy) Bodden	Member
Mr. Delano Lazzari	Member
Mr. Leroy Tibbetts, Sr.	Member
Mr. Melgreen Reid	Member
Mr. Larry Bryan	Member

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Executive Summary

The year 2003 saw large increases in the development industry with highs not seen since the late 1990s. It was a very productive year for the Central Planning Authority (CPA) and the Development Control Board (DCB) under the guidance of Chairmen A. L. Thompson and Ernie Hurlstone respectively. A total of 1,243 applications were approved: 697 by the CPA, 112 by the DCB and 434 administrative approvals.

In Grand Cayman the number of approvals was up 19% from 2002, and the value of approved projects increased by 13%. Building permits were up by 44%, and certificates of occupancy were up by 37%. Each of the districts witnessed an increase in development with the exception of Little Cayman.

The review of the Development Plan 1997 was a primary focus for the CPA in 2003 with five CPA meetings dedicated to the consideration of the proposed amendments and representations. The proposed plan was forwarded to the Development Plan Tribunal in April 2003. In June 2003, the Development Plan Tribunal released its findings, and the CPA is now in the process of carefully considering of these recommendations. The final proposed amendments are expected to be submitted to the Ministry of Planning, Communications, District Administration and Information Technology within the first quarter of 2004.

The DCB carried out meetings to implement Sustainable Development Recommendations for Cayman Brac, which were approved for tabling in the Legislative Assembly by Governor in Council in April 2003. These recommendations were released to the public on the Planning Department's website in October 2003.

Both the CPA and the DCB spent significant time on cell phone tower applications. Considerable efforts were made to encourage telecommunications providers to share towers to preserve the integrity of the Cayman Islands skyline and neighbourhoods.

Opportunities arose for CPA members to attend the 2003 American Planning Association Conference in Denver, Colorado, to gain insight on the most up-to-date planning strategies and procedures.

Overall it was a very successful year for both the CPA and the DCB.

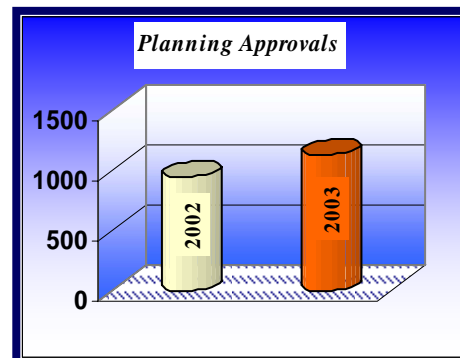


Figure 1: 2003 Planning Approvals up 19%

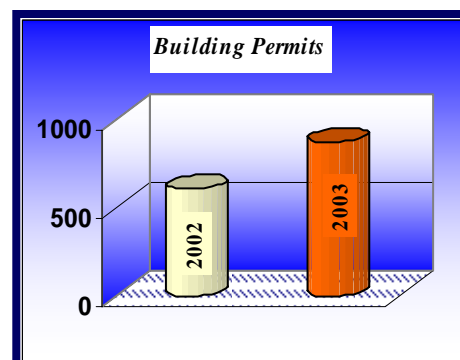


Figure 2: 2003 Building Permits up 44%

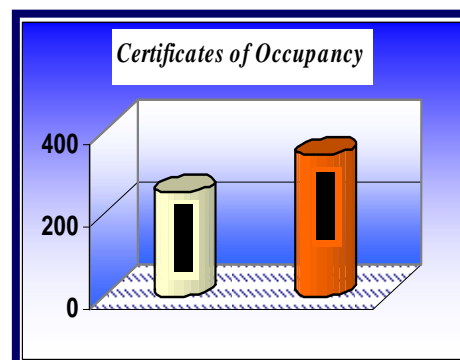


Figure 3: 2003 Certificates of Occupancy up 37%

Functions and Responsibilities

Central Planning Authority

The Central Planning Authority (CPA) is a 13-member statutory authority appointed by Cabinet to oversee and review development. The primary function of the CPA is to prepare development plans and ensure that development proposals conform to the plan. Additionally it is their role to:

secure consistency and continuity in the framing and execution of a comprehensive policy approved by the Executive Council. With respect to the use and development of the land in the islands which this law applies in accordance with the Development Plan for the Islands....¹

Development Control Board

The Development Control Board (DCB) has a similar role to the CPA but oversees development on Cayman Brac and Little Cayman. The DCB consists of 7 members.

Planning Department

The Planning Department provides administrative services to the CPA and the DCB. The Department is guided by the following mission statement:

To ensure that all development applications are processed efficiently, courteously, unbiased and in accordance with the development plans and associated legislation so that the physical development of the Islands is aesthetically pleasing, environmentally friendly, sustainable, technically sound, promotes a strong economy, and provides an unparalleled quality of life for existing and for future generations.

There are 36 full-time positions in the Department organised as seen in Figure 4.

Functions and Responsibilities

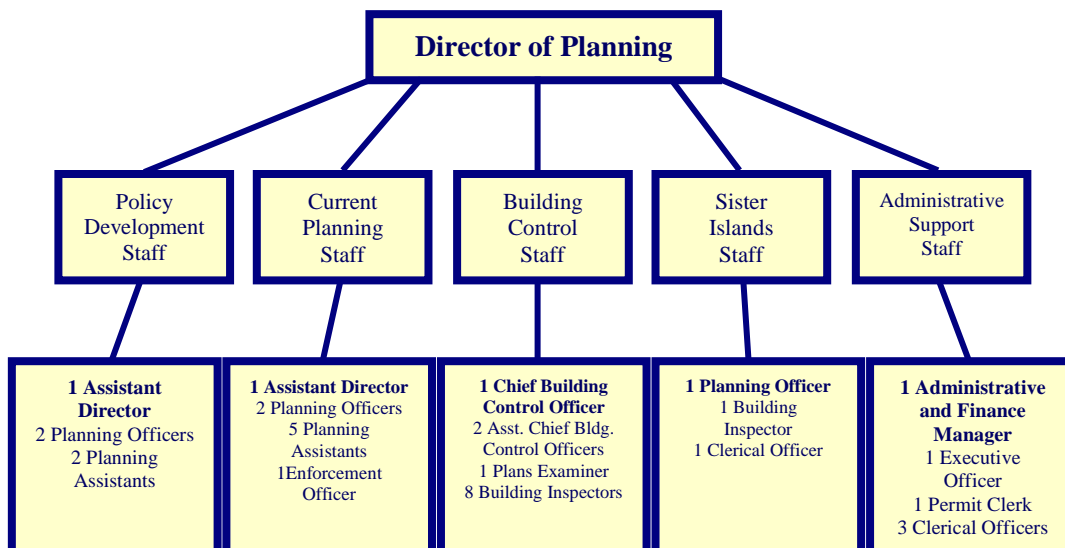


Figure 4: Planning Department Organization Diagram

Current

The Current Planning section (CP) is responsible primarily for processing development applications (everything from signs to hotels, large-scale commercial and industrial complexes) for presentation to the CPA and the DCB. This section's primary responsibility is to ensure that development proposals are in accordance with the Development Plan, Laws and Regulations.

Functions and Responsibilities

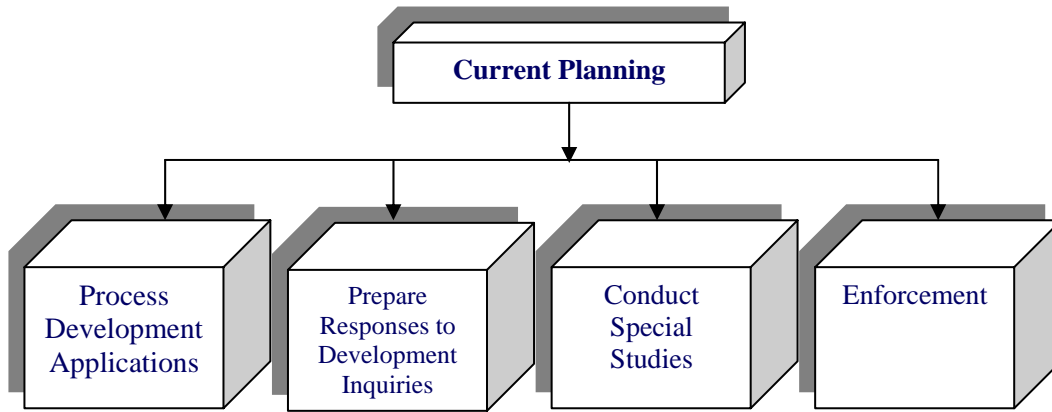


Figure 5: Current Planning Functions and Responsibilities

A Code Enforcement Officer enforces the Development and Planning Law and Regulations. The enforcement component is to prevent, cease and remove illegal development and uses through staff contact and the issuance of Enforcement and Stop Work Notices.

Policy Development

The Policy Development section (PD) is responsible for long-range planning issues such as land-use policies, conducting special studies, keeping the Development Plan (Physical) current, processing applications for rezones, and preparing amendments to the Development Plan. This section also manages planning-related Geographic Information Systems (GIS).

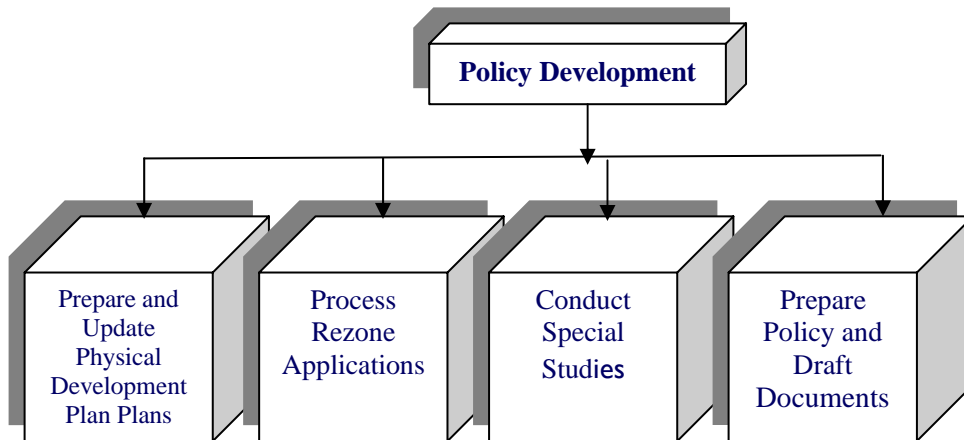


Figure 6: Policy Development Functions and Responsibilities

Functions and Responsibilities

Building Control Unit

The Building Control Unit (BCU) reviews applications for building permits and inspects the structural, plumbing and electrical components of buildings and structures to ensure that CPA/DCB-approved developments comply with all the codes: Building, Plumbing and Electrical.

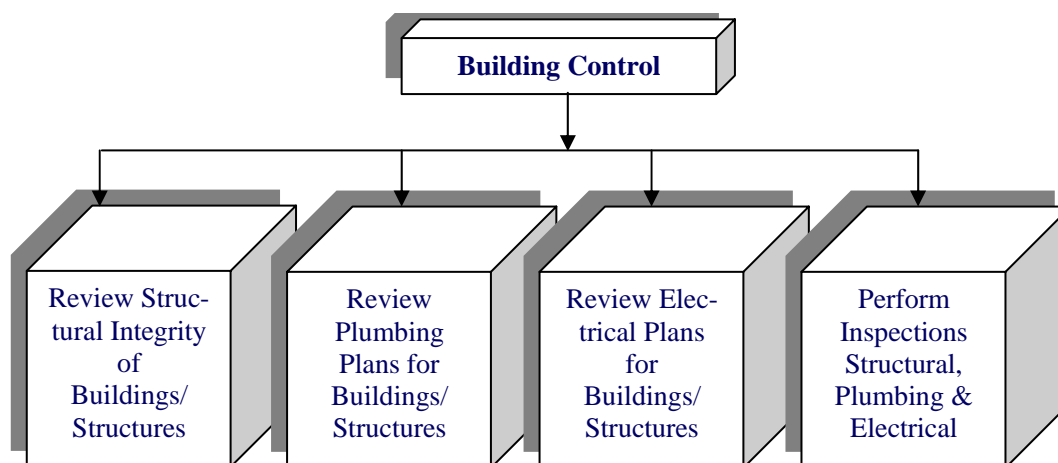


Figure 7: Building Control Functions and Responsibilities

Finance and Human Resources

Staff in this section are the front line in customer service and provide essential support services for technical and professional staff. Among other things, administrative staff ensure that fees are collected and that questions are directed to the appropriate officers. In addition, they are responsible for managing finances, Human Resources matters and clerical-support issues.

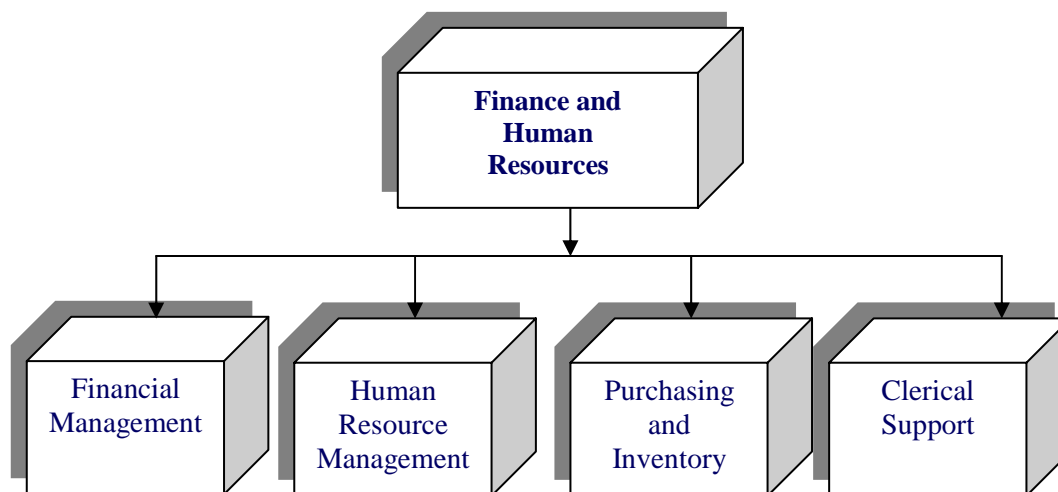


Figure 8: Finance and Human Resources Functions and Responsibilities

Application Processing

Central Planning Authority Performance

The Central Planning Authority (CPA) processed a total of 1,204 agenda items in the year 2003 compared with 1,084 in 2002. The increase in items was attributable to both the increase in applications and the large number of Development Plan matters that were brought before the CPA. An additional five meetings were required to schedule these items. The first and second quarters of the year were the busiest with 54% of the items being addressed during this time.

The number of applications approved increased 14% from 2002 with a total of 697 at a value of \$204.9M. The second and fourth quarters proved to be the most productive with 60% of all approvals occurring during this time. There were 107 applications adjourned compared with 102 in 2002. However, adjournments were equal to or lower than the previous year until the fourth quarter when numerous cell phone applications were adjourned while the applicants obtained sharing agreements to consolidate tower locations.

The number of refusals was down significantly to only 15 compared with 30 in 2002, a 50% decrease. There was only 1 refusal in the first quarter, and the remaining 14 were spread evenly throughout the second, third and fourth quarters.

Enforcements were up by 136% in 2003, with 59 Enforcement Notices issued by the CPA compared with only 25 in 2002. The CPA had special regard for infractions on Seven Mile Beach and dedicated an afternoon to a boat trip along Seven Mile Beach to document and pursue any contravention of the Development and Planning Laws and Regulations.

Information and Discussion items were down 40%, with 104 items considered in 2003 compared with 172 in 2002. Matters from the Director were also down, with an 8% decrease from 136 in 2002 to 125 in 2003.

The number of appeals decreased to 17 in 2003, a 19% decrease from the 21 appeals in 2002. Most of these appeals were in response to decisions made in the second quarter as 10 of them were received between April and June.

There were 36 meetings held by the CPA in 2003 with the average attendance being 83%. The members reviewed an average of 33 agenda items per meeting.

Application Processing



Figure 9: 2003 Central Planning Authority from Left to Right, Robert Lewis (Assistant Director) , Attlee Bodden, John Hurlstone, Steve McLaughlin, Ray Hydes, Dean Evans, Rex Miller, Antonio Smith, Fred Whittaker, A. L. Thompson, (Chairman) Kenneth Ebanks (Director of Planning) and Barry Martinez. Missing are: Peter Campbell, Ernie Hurlstone and Troy Whittaker.

Quarters - Years

Performance Indicator	Q1		Q2		Q3		Q4		TOTALS		% Change 2002-2003
	2002	2003	2002	2003	2002	2003	2002	2003	2002	2003	
Attendance (Avg.)	12	10.75	11.6	10.7	10	9.4	9.8	10.7	10.85	10.4	-4%
Applications (Approved)	132	132	185	177	162	148	133	240	612	697	14%
Applications (Adjourned)	25	18	20	18	28	28	29	43	102	107	5%
Applications (Refused)	10	1	4	5	5	4	11	5	30	15	-50%
Enforcements	8	15	5	13	7	15	5	16	25	59	136%
MFD	56	28	32	33	23	21	25	43	136	125	-8%
Info/Disc	70	38	55	17	14	25	33	24	172	104	-40%
No. of Appeals	5	3	3	10	5	4	8	0	21	17	-19%
No. of Items	309	341	295	310	241	251	239	302	1084	1204	11%
No. of Meetings	7	8	8	10	8	9	10	9	33	36	9%

Table 1: Central Planning Authority Performance Indicators

Application Processing

Development Control Board Performance

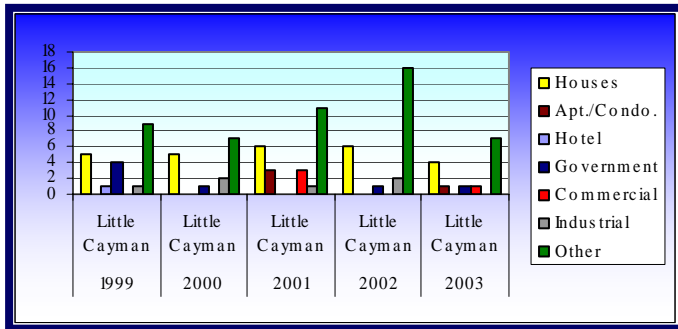


Figure 10: Little Cayman Number of Approvals by Sector

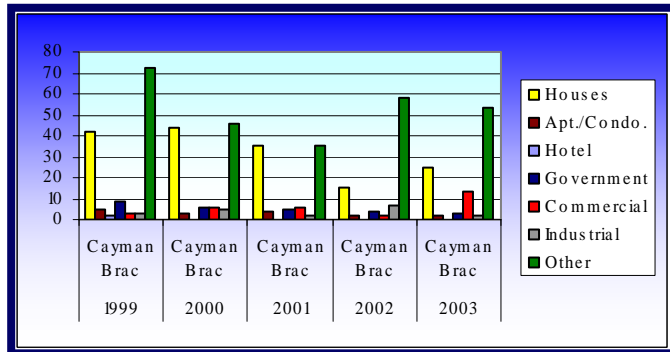


Figure 11: Cayman Brac Number of Approvals by Sector

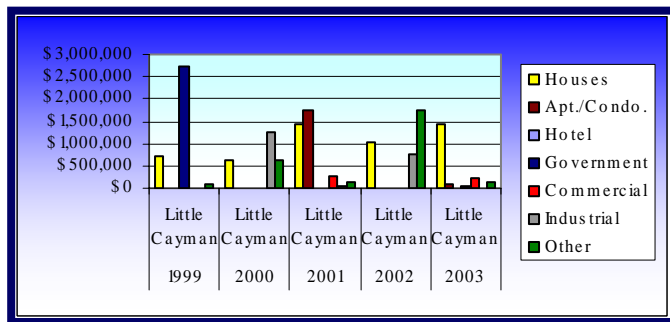


Figure 12 Little Cayman Value of Approvals by Sector

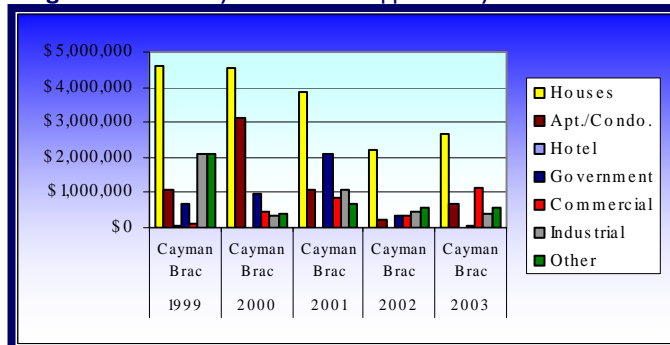


Figure 13 Cayman Brac Value of Approvals by Sector

In its 26 meetings in 2003, the Development Control Board (DCB) approved 112 development applications valued at \$7.4M. These figures represented, respectively, a decrease of 1% and a decrease of 2% from 2002's 113 applications valued at \$7.6M.

Significant increases were experienced in the number of approvals in two sectors: Commercial (up by 600%) and the Apartment/Condo sector (up by 50%). A 38% increase also occurred in the Housing sector, with 29 houses approved in 2003 compared with 21 in 2002. Decreases in the number of approvals occurred in the Government (-20%), Industrial (-78%) and Other sectors (-19%). The Hotel sector remained unchanged, with no additional approvals during 2003.

Increases occurred in the value of Commercial, Apartment/Condo and Housing sectors up respectively by 319%, 268% and 28%. The value of the Government, Industrial and Other Sectors declined in 2003.

In summary, Cayman Brac had an increase in number of applications by 11% and a 34% increase in value, while Little Cayman saw a decrease of applications by 44% and a decrease in value by 45%.

Application Processing

Planning Staff Performance

On average, the full-time current planning staff members processed 190 applications each in 2003 compared with 184 applications in 2002. Each of these planners on average processed approximately \$46.6M compared with \$46.9M in 2002. A total of 255 reference letter applications for Trade and Business Licences were processed to determine if proposed businesses required planning permission. In 2002 only 101 of these letters were processed. In addition, current planners completed 72 “due diligence” letters. A significant amount of time was also spent preparing for and attending the 17 Planning Appeal Tribunal hearings.

Policy Development Planners worked primarily on the Develop-

ment Plan Review including attending public meetings, processing development plan representations, and attending Development Plan Tribunal Hearings. In addition, they completed the Land Use Inventory for Bodden Town. The Cayman Brac Recommendations for Sustainable Development was compiled by Policy Development as well, which required several meetings on Cayman Brac. Towards the end of 2003 proceedings were started for the George Town Area Plan, which will be a primary objective of staff in the first quarter of 2004. There were also 7 rezones processed by Policy Development staff.

BCU Staff Performance

Building inspectors conducted a total of 9,868 inspections in 2003 compared with 6,093 inspections in 2002. Inspections included foundation, slab, walls, interim, roof and final. Of these inspections, 4,969 (82%) were for Residential developments. Businesses comprised 10% of the remaining 2003 inspections. Other inspection categories included Assembly, Educational, Factory, Fitout, Institutional, Mercantile, Storage and Other.

The Plans Examiner and building inspectors conducted 4,210 reviews compared with 3,290 plan reviews in 2002. Most of these reviews (77%) were for residential developments. Business reviews accounted for 13% of all the reviews in 2003. The review types were as follows: 1627 building detail, 1393 electrical, 967 plumbing and 223 other reviews.

Highlights of 2003

Super Tuesday

One-day processing was implemented for routine applications in April 2003. The new “Super Tuesday” policy was introduced to reduce the processing time for houses, pools and other projects submitted on or before Tuesday at 12:00 noon, provided the applications met the minimum submission requirements.

Duplexes and Temporary Banners Approved Administratively

On 14 November 2003, Cabinet extended the administrative approval system that now enables the Director of Planning the ability to process duplexes and banners administratively. In accordance with Section 5(3) of the Development and Planning Law (2003 Revision) the Central Planning

Authority has delegated its authority to the Director of Planning for administrative approval. Such delegation was originally implemented for the approval of houses and minor matters in 1998 and has proven to enable greater efficiency in processing applications.



Figure 14: Field Trak, Mobile Tracking System for Building Inspectors

Building Inspectors Track Applications on the Road

Building, plumbing and electrical inspectors all obtained the ability to take the Department’s permit tracking system on the road in 2003. A mobile tracking component of the Department’s current system has been loaded on to laptop computers, which they take with them on site inspections. Known as “Field Trak” the new system allows inspectors to obtain information about a project’s status and update inspection data as it occurs.

Highlights of 2003

New Application Forms

In fall 2003 the Department began the process of revamping all of its application forms to a more user-friendly and less arduous format. In December the Department released a new application form for houses, duplexes and other administrative applications including garages, additions, gazebos, pools, fences/walls (less than 4'), sheds, TV dishes, residential docks and temporary banners. This new form is much more simplified as it offers check boxes where possible, rather than blanks to be filled in and requires only the most critical information. Additionally the form has been combined with the

Building Permit application so that only one form is required for both processes. The form is available on the Department website at www.planning.gov.ky/development/applications.html and is downloadable for use with Adobe Acrobat Reader. The remainder of the application forms are expected to be released in early 2004.

Development and Planning Regulations and Law (2003 Revision) Released

A new gazette was published consolidating all amendments into the Development and Planning Regulations (2003 Revision). The new version of the regulations was officially released in June 2003. This was the first consolidation of the Regulations since 1998. The Development and Planning Law was released with consolidations in August 2003. The Law was last consolidated in 1999. The Department encourages everyone to replace their Development and Planning Regulations (1998 Revision) and Development and Planning Law (1999 Revision) with the new 2003 consolidations as several significant differences can be found. Copies of the Law and Regulations are available for purchase at the Legislative Assembly.

HOUSE / DUPLEX / ADMINISTRATIVE APPROVAL

APPLICANT INFORMATION
 Name _____
 Postal Address _____
 Phone (not a cell #) _____

AGENT INFORMATION
 Name _____
 Postal Address _____
 Phone (not a cell #) _____
 Fax Number _____
 Street Address (paper) _____

LAND INFORMATION
 Block Parcel
 Describe Existing Development (if any) on the site _____
 Access (list any public roads or legal rights of way to the site) _____
 List existing mature vegetation to be retained _____

TYPE OF PROJECT (check all that apply):
 House Gazebo Shed
 Duplex Pool TV Dish
 Garage Fence (< 4') Dock (Res. Only)
 Addition Wall (< 4') Temporary Banner

PROJECT INFORMATION
 Total # of Dwelling Units Proposed _____
 Floor Area Proposed Building(s) _____ sq. ft.
 Footprint Proposed Building(s) _____ sq. ft.
 Floor Area Existing Building(s) _____ sq. ft.
 Footprint Existing Building(s) _____ sq. ft.
 Fence: Height _____ Materials _____
 TV Dish: Height _____ Diameter _____
 Pool: Materials _____

TYPE OF CONSTRUCTION
 1st Floor 2nd Floor 3rd Floor Roof
 Concrete Concrete Concrete Standing Seam
 Wood Wood Wood Asphalt
 Metal Metal Metal Cement Tile
 Other _____

WATER SUPPLY **SEWAGE DISPOSAL**
 Water Authority Public Sewer System
 Consolidated Water Co Septic Tank
 Cistern/Well Treatment Facility

QUALIFICATIONS FOR REVIEW
 Site Plan (3 Copies) Circle One Accepted By _____
 Floor Plan (2 Copies) ST AA CPA Date _____ Time _____
 Elevations (2 Copies) _____
 Complete Structural Plan Details & Sections (2 Copies) _____
 Plumbing Plans & Details (2 Copies) _____
 Electrical Plans: Load Calculations & Panel Schedule (2 Copies) _____
 Registry Map & Land Register (less than 60 days old) (1 Copy Each) _____
 *Note that supplying these requirements does not guarantee approval or permit.
 I hereby certify that the information provided is accurate and true.
 Signature _____ Date _____
 Applicant/Agent (add m/s/y)

COST OF DEVELOPMENT
 (Owner, Agent, addition, or garage)
 Materials CTS _____
 Labour CTS _____
 Total CTS _____
 Cost of Ancillary Development
 Gazebo CTS _____
 Pool CTS _____
 Fence/Wall CTS _____
 Shed CTS _____
 Dock CTS _____
 TV Dish CTS _____
 Other CTS _____
 Total (Ancillary) CTS _____

For Official Use Only
 P.O. Box 1036
 George Town
 Grand Cayman
 Cayman Islands
 PLN Fee \$ _____ BP Fee \$ _____ BPF Fee \$ _____ File No _____
 Fee Rate _____ Fee Rate _____ Fee Rate _____ Project No(s) _____
 Date Paid _____ Discharge Fee \$ _____ Date Paid _____ Building Permit No(s) _____
 Date Paid _____

Date Stamp Planning Approval Stamp Planning Fee Paid Stamp Building Permit Paid Stamp

Figure 15: New House/Duplex/Administrative Approval Application Form

Highlights of 2003

Proposed Amendments (2004) to the Development Plan 1997

In accordance with Section 10 of the Development and Planning Law (2003 Revision), the Central Planning Authority is required to carry out a fresh survey of the Development Plan every 5 years. The current review of the Development Plan 1997 is well underway and is scheduled to be presented to the Legislative Assembly in spring 2004.

In 2003 many aspects of the review were completed successfully. In January the public review period began with a series of public meetings in each district and numerous press releases. On March 20, 2003, the public comment period came to a

close and 137 representations were received. All individuals submitting representations were invited in to appear before the Development Plan Tribunal. On August 3, 2003 the Tribunal deliberated its findings and the Central Planning Authority is now in the process of considering the recommendations. The final proposed amendments are expected to be submitted to the Ministry of Planning, Communications, District Administration and Information Technology within the first quarter of 2004 for onward transmission to the LA.

Recommendations for the Sustainable Development of Cayman Brac

In June 2003, the Recommendations for the Sustainable Development of Cayman Brac 2003-2007 were approved by Governor in Council for tabling in the Legislative Assembly. The goal of the recommendations is to improve the economic conditions in Cayman Brac and maintain the cultural integrity in a sustainable manner. In addition, it incorporates strategies with action steps to help

fulfill its implementation. In October 2003 the document was released to the public and can be found on the Planning Departments Website at www.planning.gov.ky/development/Docs/bracplan.pdf.

Highlights of 2003

New Planners Join the Department

In October 2003 two new planners were hired to join the current planning team. Carla Harrison and Karen Griffiths have been very valuable additions to the Department in the last quarter of the 2003 calendar year.

Ms. Carla Harrison is Jamaican by birth and has worked in Land Use Planning, both in strategic and in development control planning for eleven years including two years of Disaster Management.

In 1992 she interned at the Department of Planning, Belize, for three months. She assisted in the preparation of a Development Plan for Toledo District, Southern Belize, a Government-Funded Project. Subsequently, she worked at the Office of Disaster Preparedness and Emergency Management in Jamaica and then moved on to the Department of Planning for another six years. In 2001 she accepted a job offer to work in the Department of Planning, Turks and Caicos Islands. After working in the Turks and Caicos Islands for two years and six months focusing on development control, she accepted a job offer in the Cayman Islands Planning Department, Current Planning Section.

She has attained a BSc (Hons) in Physical Planning and Environmental Resources Development and Postgraduate Diploma (Hons) in Population and Development (Statistics and Research).

Ms. Karen Griffiths is a graduate of the Cayman Islands High School, class of 1992, and a 1995 graduate of the Cayman Islands Community College, Construction Technology Program, receiving the Governor's Board Award and the Construction Student of the Year Award. Her first "hands-on experience" in architecture commenced in 1995 with her employment with the Public Works Department where she worked as a draftsman.

Since then, Ms. Griffiths has scaled to greater heights in her career. Her persistence led her to Florida Agricultural and Mechanical University in Tallahassee, Florida, where she pursued a Bachelor of Architecture degree and was the recipient of numerous accolades and awards. After graduating with honors from the university, Ms. Griffiths worked for the Evans Group, (an architectural firm located in Orlando, Florida) as an Intern Architect and an Interior Designer Assistant.

Her desire to assist in the September 11 tragedy led her to Arlington, Virginia, where she worked temporarily at the Pentagon as a Field Engineer for Hensel Phelps Construction Company.

Ms. Griffiths has returned home to contribute her knowledge and experience to the Cayman Islands as an aspiring architect. She was locally employed by the Office of Architecture+Design before joining the Planning Department.



Figure 16: Carla Harrison, New Current Planner



Figure 17: Karen Griffiths, New Current Planner

Highlights of 2003

Planning Website Increases in Popularity

The Department's website has been online since January 2001, allowing the public to obtain information that previously required a trip to the Government Tower Building. Its popularity continues to grow with 73,074 hits in 2002 and an 81% increase to 132,033 hits in 2003. Recent docu-

ments including Development Plans, Annual Reports, Cayman Brac Sustainable Development Recommendations and all the most up-to-date applications/forms can be found on the site. For details go to www.planning.gov.ky.

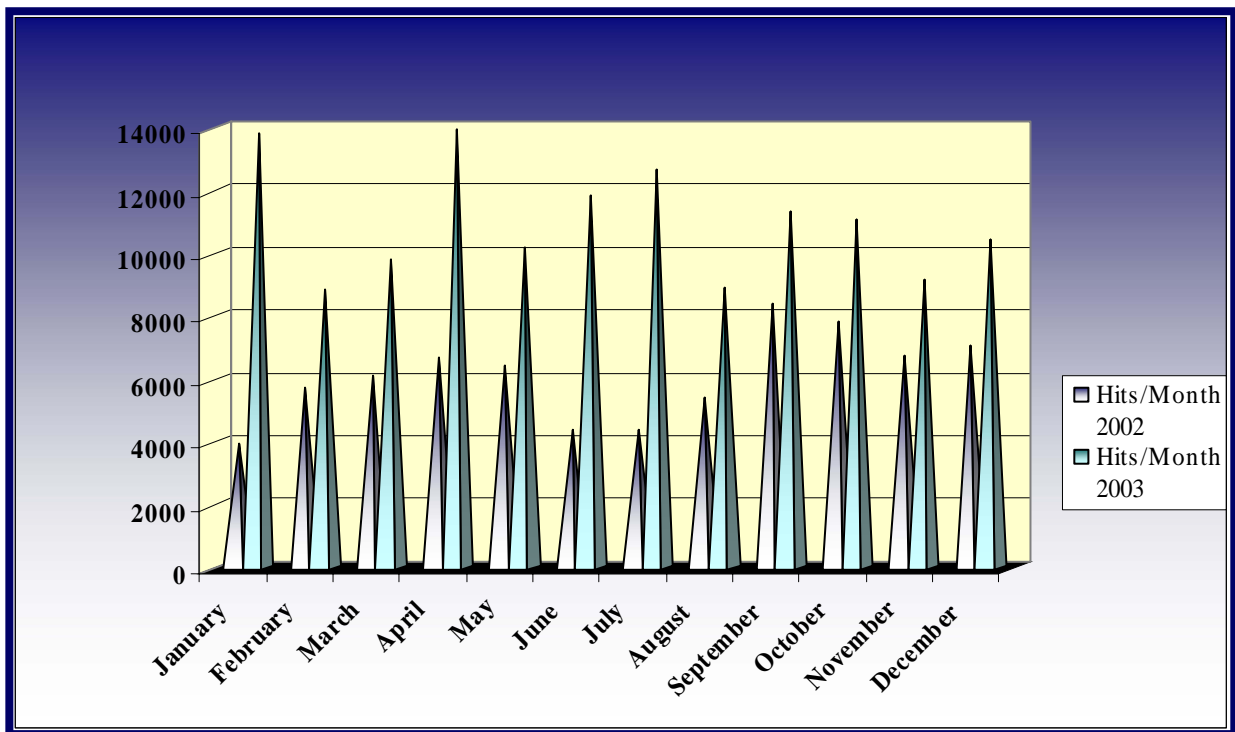


Figure 18: Planning Department Website Hits 2003 vs. 2002

Highlights of 2003

Planning Department Gets Computer Upgrades

The year 2003 saw the introduction of many long-awaited computer upgrades to the Department's IT infrastructure including both hardware and software as a part of the director's overall goal to make the Department's operations more productive and to increase customer satisfaction.

All Department personnel including those in the Sister Islands Planning office received new computer equipment and related upgraded software packages. Additionally, the Department replaced its aging computer server with a new high-performance server capable of handling the ever increasing demands that Department users place on the IT infrastructure. This year also saw the introduction of a new server designed to meet the tasking demands of GIS applications, both in processing speed and in disk storage space. Through these upgrades, the Department was able to upgrade its GIS software from Arc View version 3 acquired in the late 1990s to Arc GIS 8, the latest product offering from ESRI, bringing with it increased analysis capabilities and productivity for the Department.

The introduction of this equipment brought the Department's IT infrastructure in line with Government's stated computer equipment standards, and in all respects these were exceeded through diligent research and prudent purchasing practices that will serve the Department and, in turn, its clients, the CPA, DCB and public in a more cost effective and efficient manner.



Figure 19: New Plotter



Figure 20: New Computer and Scanner

Application Approvals

Summary of Application Approvals



Figure 21: House on Beach Bay Road Bluff completed in 2003

The number of applications approved in all three islands was up 17% with 1,243 applications approved in 2003 compared with 1,061 approved in 2002. The value of approvals increased by 12% with \$273.9M approved in 2003 compared with \$243.9M approved in 2002.

Sector

Houses

The housing market had a strong performance, with 385 approvals, the most approved since 1999, and an increase of 18% from 2002's 327 house approvals. These 385 projects were valued at \$80M, up by 32% from 2002 when they were valued at \$60.6M. The average house size increased from 2084 sq. ft. in 2002, to 2284 sq. ft. in 2003, and the average value increased from \$185,979 to \$207,899. The most expensive house was 11,055 sq. ft., valued at \$2.3M.



Figure 22: Coco Retreat, the third phase of the Raleigh Gardens Apartments

Apartments

The number of apartments approved in 2003 increased significantly from 2002. There were 129 projects compared with 88 in 2002, an increase of 47%. The value of apartments declined by 20%, with a value of \$65.9M in 2003 and \$82M in 2002. These 129 apartment projects (duplexes included) contributed 528 units, compared with 421 units in 88 apartment projects in 2002.

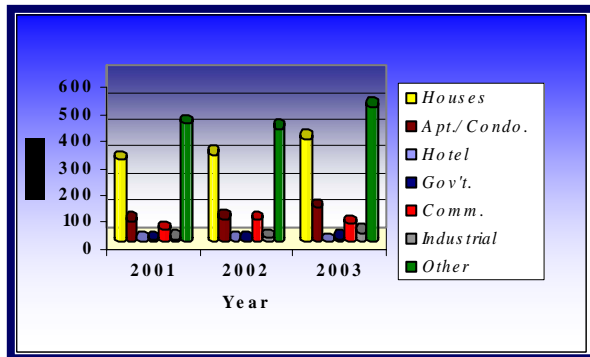


Figure 23: Number of Planning Approvals by Sector

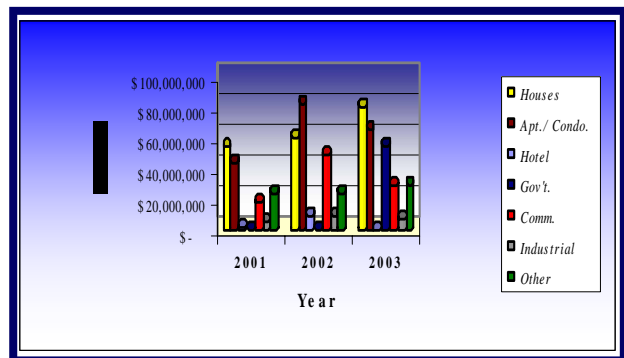


Figure 24: Value of Planning Approvals by Sector

Application Approvals

Hotel

There were no hotel projects in 2003 compared to 5 changes and additions to hotels that occurred in 2002.

Government

Government's 12 projects valued at \$55.1M represented a 200% and 6622% increase respectively compared with the 4 projects valued at \$819,000 in 2002. The most significant projects were the Government office buildings approved at a value of \$40M, with a total of 477,784 sq.ft. Also noteworthy were the \$6M Spotts Primary School and the three "affordable" housing projects, one in West Bay (\$3.9M) and two in George Town (\$1.8M each).



Figure 25: Spotts Primary School



Figure 26: Treasure Chest Bakery

Commercial

In 2003, the 67 commercial projects valued at \$29M represented a decrease of 19% and 41% respectively. In 2002, there were a record high 83 projects valued at \$48.9M. The larger 2003 projects (\$1 million or more in value) are depicted in Table 2:

Applicant	Description	Value	Area
CARIBBEUS ARCHITECTURAL DEV. LTD	WATER AND SKATE PARK	\$ 11,654,861	\$ 47,768
CAYMAN TURTLE FARM (1983) LTD	COMMERCIAL BUILDING	\$ 2,400,000	\$ 15,512
COASTAL TWO LTD.	ADDITION AND RENOVATION TO COMMERCIAL BUILDING	\$ 2,000,000	\$ 20,234
TROPICAL REAL ESTATE	MARINE THEME PARK	\$ 1,700,000	\$ 13,303
TRU REL HOLDINGS LTD.	COMMERCIAL BUILDING AND STORAGE WAREHOUSE	\$ 1,500,000	\$ 21,966

Table 2: Commercial Projects over \$1M in value

Industrial

Approved projects in the industrial sector increased 100% to 34 while the value decreased 28% to \$7.1. In 2002 there were 17 projects valued at \$9.9M. The most significant project in this sector was a 17,968 sq.ft. \$1.8M warehouse for Hews Properties.



Figure 27: Foster's warehouse

Application Approvals

Other

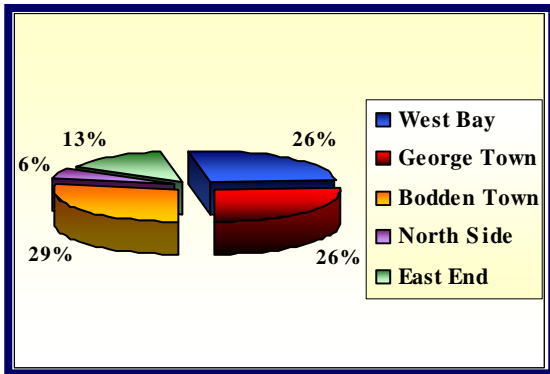


Figure 28: Percentage of Subdivisions approved by district

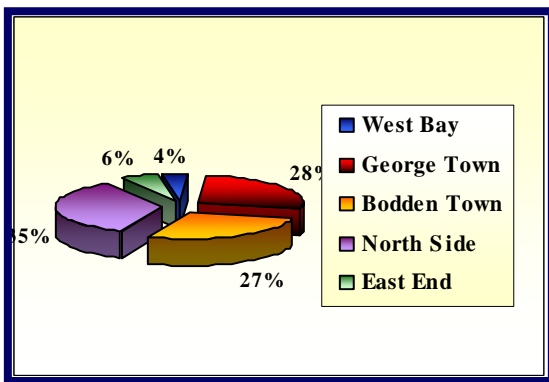


Figure 29: Percentage of lots approved by district



Figure 30: Cell phone antenna approved in 2003

Subdivisions

A total of \$6.6M in subdivision applications were approved in 2003. Out of the 58 applications approved, 41 were for subdivisions of less than 6 lots and the remaining 17 were for 6 lots or more. These subdivisions created a total of 651 new lots. Minor subdivisions accounted for 102 lots, and major subdivisions accounted for 549 lots. In 2002, there were 53 approved subdivisions valued at \$5.6M and a total of 598 lots.

Swimming Pools

Pools were the most active "Other" category with approximately 125 valued at \$4.3M. The majority of pools were for single-family residences. A total of 89 pools valued at \$2.9M were approved in 2002.

Signs

There were 39 sign applications approved, valued at \$191,745 in 2003, compared with 53 approved at \$260,210 in 2002.

Modification

There were 113 applications valued at \$4.3M to modify Central Planning Authority Approval in 2003. This was an increase in number from 2002's 91 modifications valued at \$7M. Approximately 43% of these applications were changes in overall square footage, while the other half were changes to the site plan or changes regarding Central Planning Authority conditions.

Fences and Walls

There were 52 applications for fences and walls in Grand Cayman valued at approximately \$2.1M. In 2002, 41 walls and fences were approved at \$672,650.

Other

Projects in this sector included antennas, cabanas, docks, excavations, institutional, land clearing, seawalls, storage Sheds, and tents. In total there were 117 of these applications valued at \$11.9M.

Application Approvals

District

This year as with past years, George Town was host to the majority of developments with 449 approvals valued at \$163.1M, accounting for 41% and 61% of respective Grand Cayman totals. Compared with 2002, these figures represented an increase in number by 12% and in value by 16%.

Bodden Town had the second largest number and third largest value, increasing by 38% and 6% respectively. The district saw 277 applications approved, valued at \$29.3M

West Bay was close behind with 254 approvals and a value that exceeded Bodden Town's at \$44.7M. While the number of approvals was up by 1%, the value of approvals was down 20%.

East End's 60 approvals increased by 58%, and their value increased to \$15.5M, an increase of 274% from 2002.

North Side's 91 approvals increased by 60% from 2002 and the value increased to \$13.8M, or by 67%.

Cayman Brac had 98 approvals valued at \$5.5M and Little Cayman had 14 valued at \$2M.

Administrative Approvals

Since 1998 the Director of Planning was delegated with the authority to approve plans administratively. Over the last six years, this delegation has proven to be very successful. In 2003 the delegation went even further to allow for the administrative processing of duplexes and temporary banners that became effective in November. In 2003, 434 applications valued at \$61.6M were approved administratively, representing a 29% and a 23% increase respectively. Of these approvals, 319 were for houses and duplexes totalling \$57.8M in value. The remaining 115 fell into the Other Sector including pools, sheds, fences and other routine matters.

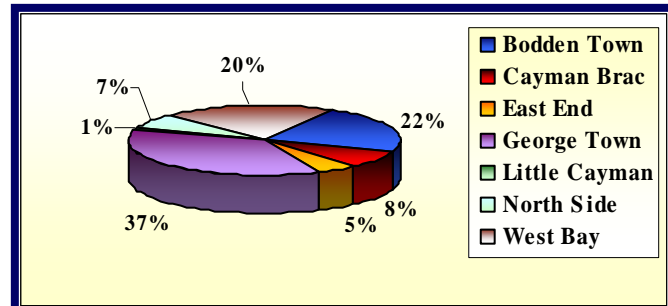


Figure 31: Percentage of Number of Approvals by District

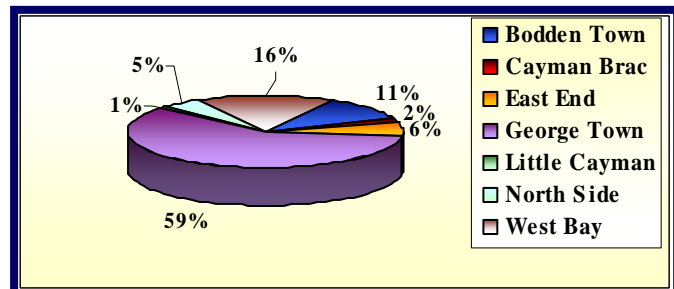


Figure 32: Percentage of Value of Approvals by District

Super Tuesday Approvals

As a result of the implementation of "Super Tuesdays" in April 2003, a total of 47 applications were processed, qualifying for one-day administrative review. These 47 projects were valued at \$6.3M. It is expected that the popularity of one-day processing will continue to grow into 2004.

Building Permits Issued



Figure 33: Government's Housing (Windsor Park) Project received a Building Permit in 2003

Sector

A total of 871 building permits valued at \$177.6M were issued in 2003 compared with 605 valued at \$242.9M in 2002. While the number increased 44%, the value decreased 27%. Most permits were issued for the houses sector with a total of 375 or 43% valued at \$67M. There were 211 issued for apartments and 35 issued for the commercial sector. The industrial sector had 19, and the hotel sector had 5 building permits issued. Government accounted for 21 of the permits issued compared with only 3 in 2002, and the remaining 205 fell into the other category including assembly, institutional, fitout and educational.



Figure 34: Bayshore Properties on the Waterfront

District

George Town remained the leader in number of building permits issued for 2003, with 371 permits valued at \$98.3M. West Bay was second, with 211 permits valued at \$34.5M, and Bodden Town third, with a total of 207 permits issued valued at \$32M. There were 45 granted for East End and 37 for North Side with values of \$7.8M and \$5M respectively.

Quarter

Of all the permits issued, 19% were in the first quarter of 2003. The remaining 81% were distributed evenly throughout the last three quarters of the year.

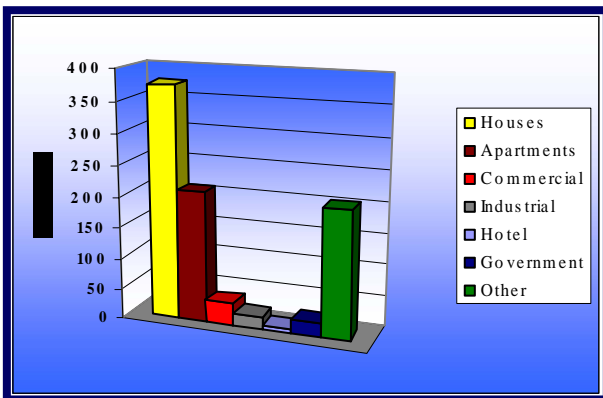


Figure 35: Number of Building Permits Issued by Sector

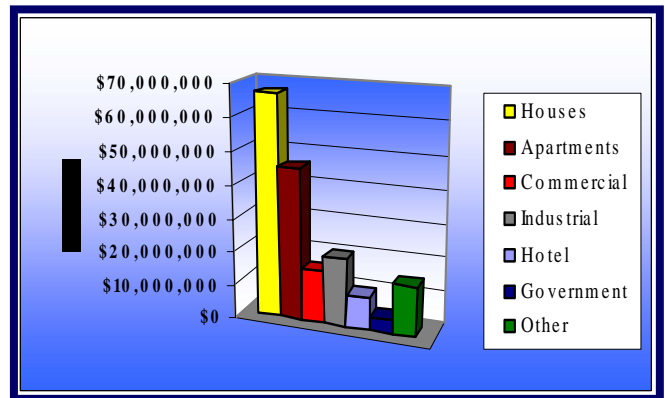


Figure 36: Value of Building Permits Issued by Sector

Certificates of Occupancy

Sector

There were 341 Certificates of Occupancy (COs) issued in 2003 valued at \$73.3M, compared with 249 valued at \$51.6M in 2002. Of these, 171 valued at \$32.1M were for houses. The apartment sector (including duplexes) had the next greatest number of COs with 107 granted in 2003 valued at \$24.4M. Other was the third highest sector with 27 COs granted valued at \$3M. There were also 24 commercial, and 12 industrial COs granted.



Figure 37: A CO was granted to this House in Sunrise Landing

District

The pattern of Certificates of Occupancy granted by district was very similar to that of Planning Approvals. George Town had the most issued with a total of 130 valued at \$36.4M. Bodden Town was granted 111 COs valued at \$14.2M. West Bay had 72 with a value of \$12.4M. North Side had 19, and East End had 9 with respective values of \$3.6M and \$6.6M.



Figure 38: A CO was granted to Citrus Grove Office Project

Quarter

In 2003 the fourth quarter dominated for issuance of COs. There were 118 COs in the fourth quarter compared with 63 in 2002. The second and third quarters were also strong with 69 and 92 COs issued.



Figure 39: Number and Value of Certificates of Occupancy granted by Quarter

Policy Development Initiatives

Development Plan Review

In May 2001, the Central Planning Authority (CPA) commenced the review of the Development Plan 1997 through public meetings held in each district. At these meetings volunteers agreed to participate on District Subcommittees, which undertook visioning exercises to arrive at broad statements that outline their vision for their district. These Vision Statements were presented to the public in summer 2001.

In addition, the CPA appointed a steering committee for the Development Plan Review. This committee, known as the Development Plan Review Committee (DPRC), consisted of representatives from various Government departments and agencies, statutory authorities and boards, private sector and the District Subcommittees.

The Central Planning Authority has been overseeing the review of the Development Plan 1997 and has produced two documents, the Report of Survey and the Proposed Amendments to the Development Plan 1997.

Based on the District Subcommittee reports, the DPRC identified a number of critical issues and appointed Special Issue Committees (SICs). These SICs were technical committees formed to undertake reviews and make specific recommendations for amendments to the Development Plan 1997 and the Report of Survey. The Report of Survey is a culmination of efforts of various community volunteers from the District Subcommittees and SICs.

In January 2003 Drafts of both documents were released in a series of public meetings in each of the districts of Grand Cayman commencing the final public review period. On March 20th the public comment-period for the Proposed Amendments came to a close, with a total of 137 representations received. The Central Planning Authority considered each of the representations and forwarded them to the Development Plan Tribunal on April 30, 2003. Invitations to address the Development Plan Tribunal in person were sent to each member of the public who submitted a representation. On August 11, 2003, the Development Plan Tribunal released its findings. After reviewing the Tribunal Report, the draft plan was reconsidered, and the CPA sent its comments to the Ministry for onward transmission to the Legislative Assembly.

Policy Development Initiatives

Land-Use Inventory

In spring 2003 the Policy Development Section completed a land-use inventory of the Bodden Town District. The inventory is intended to be used for the upcoming Bodden Town Area Plan that shall commence in 2004. A total of 5,046 parcels and 2,923 structures were inventoried in

Bodden Town. The inventory for this district accounted for approximately 20% of Grand Cayman's parcels. It is expected that the resulting database will provide an efficient analysis of the district's current land-use utilization.

George Town Area Plan

The framework of the George Town Area Plan was put into place in November 2003. Policy Development Staff completed a workplan and an outline for the plan, which is intended to be released to the public in March 2004. As part of the review of the Development Plan, it was rec-

ognized that additional issues need to be addressed on a district level, as such the plan intends to provide a basis for the improvement of the district's waterfront and downtown as well as identify and resolve land-use issues for the district as a whole.

Cayman Brac and Little Cayman Development Plans / Ad Hoc Committee

The final draft of the Recommendations for the Sustainable Development of Cayman Brac was released to the public in Fall of 2003. Committees are to be formed in early 2004 to oversee implementation during the next five years.

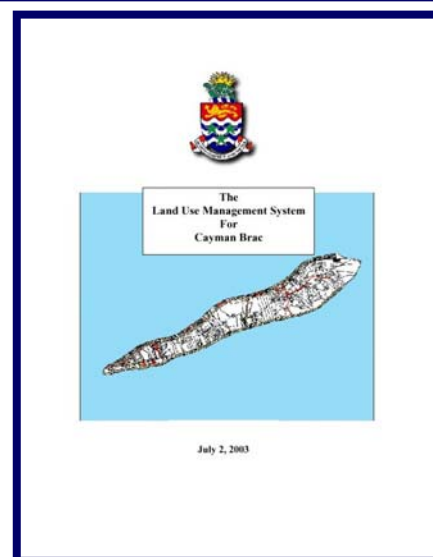


Figure 40: Land-Use Management System Report for Cayman Brac

Appeals

In 2003, there were 17 appeals against Central Planning Authority decisions compared with 21 in 2002. As December 31, 2003, 3 hearings of the Planning Appeals Tribunal had been completed, but decisions had not been rendered.

Department Revenue

A total of \$1.7M in fees were collected by the Planning Department in 2003 compared with \$5.3M in 2002, a decrease of 68%. The breakdown includes \$506,358 in Planning Application Fees, \$701,685 in Building Permit Fees, \$464,638 in Infrastructure Fees and \$4,339 in Miscellaneous Fees. The decrease in revenue is primarily attributable to the Building Permit and Infrastructure fees paid by the Ritz Carlton in 2002.

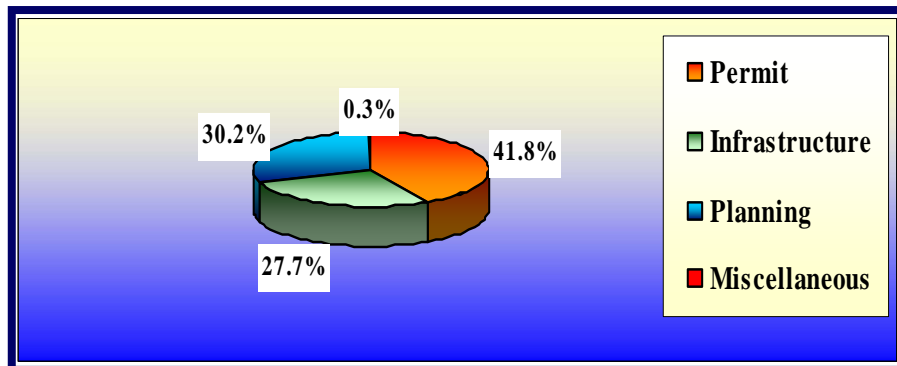


Figure 41: Department Revenue 2003

Department Expenditure

Expenditure was \$2.1M, a 17% increase from 2002's expenditure of \$1.8M. The year resulted in a net loss of \$0.4M.

Training/Conferences

American Planning Association

This year's annual American Planning Association conference was held in Denver, Colorado, and was attended by two Planning Department Staff Members-Director of Planning Kenneth Ebanks and Cayman Brac Planning Officer Andrea

Stevens-Grice—and CPA member Fred Whittaker. The Denver conference was held between March 29th and April 2nd and was attended by more than 5,000 planners from around the world.

CRW Associates Training

The Trak-It Software System Administration Training held in Tampa, Florida from September 23 to 25 2003, was attended by Mr. Haroon Pandohie of the Policy Development Section.

During the intense 3 day course, attendees were lead through a variety of material ranging from software installation to merging data with pre-defined letters and forms.

In addition to the standard how-to-do format of most training sessions, the instructors took the opportunity to resolve user queries throughout the

sessions with live demonstrations that incorporated learned skills as well as to bring users up to speed with new software upgrades and feature additions.

Many of the skills learned have been applied in the Department and used for training of other staff members and will be used to develop further the Department's use of Trak-It in its continuing efforts to automate and streamline as many of its processes as possible. This is a part of the Director's goal of increasing staff's productivity and improving customer satisfaction.

Recognised Staff



Figure 42: Linda McLean promoted to Administrative and Finance Manager

Linda McLean Promoted to Administrative and Finance Manager

Ms. Linda McLean has worked at the Planning Department since 1973. At that time she was hired as Clerical Officer. From that point she went on to Senior Clerical Officer and Higher Executive Officer. In 1995 she was promoted to Administration Man-

ager. This year Ms. Linda was again promoted as the Departments Administrative and Finance Manager. Ms. Linda's hard work and support are appreciated throughout the Department.



Figure 43: Burton Schneider promoted to Planning Officer

Burton Schneider Promoted to Planning Officer

In 2003, Burton Schneider, a career-long employee of the Planning Department, was promoted to Planning Officer of the Current Planning Section. Burton's acquired knowledge of Planning in the Cayman Islands is

an invaluable asset to the Department. Burton has a Bachelor of Science degree in Architecture from New York Institute of Technology which he received in 1983.



Figure 44: Robert Lewis received MSc in Public Policy Management

Robert Lewis Received MSc in Public Policy Management

Assistant Director of Planning (Current Planning) Robert Lewis completed an MSc. in Public Policy Management from the University of London. Robert indicated that the main benefits of the programme include:

- Its focus on applying best practice on the job, taking into consideration local conditions, opportunities and challenges.
- Enhancing knowledge of local management issues through interaction with colleagues.
- A diverse management programme, including courses on:
 - Managing human resources;
 - Managing organizational

change;

- Managing information and information systems;
- Methods of public financial management; and
- Investment appraisal and project management

Robert further expressed appreciation to several persons who offered valuable support during the period of study. They include his wife, Bernadette; Director of Planning Kenneth Ebanks; Clyde Linwood and Notoya Cain from Personnel Training Unit; and Deputy Permanent Secretary of Personnel Graham Wood.

Conclusion

The Central Planning Authority and Development Control Board witnessed strong growth in six of the seven districts during 2003. It was a noteworthy year as increases occurred in the number of Planning Approvals, Building Permits issued and Certificates of Occupancy granted. Additionally, the Department processed more applications than any year since the late 1990s.

Many achievements were made throughout the year including consolidated regulations, delegation of duplex approvals and the review of the Development Plan. In addition, the CPA and the DCB worked hard to ensure that cell towers did not inundate the island's landscape.

The Department too realised many new efficiencies including the one day processing of applications known as "Super Tuesdays" and a record number of administrative approvals. For these achievements, the chairmen of the CPA and the DCB extend their appreciation to the Ministry of Planning and the public for their support and appreciation as the organizations work towards enhancing efficiency and effectiveness as enablers and facilitators.



A. L. Thompson Jr.
Chairman, CPA



Ernie Hurlstone
Chairman, DCB



Kenneth S. Ebanks
Executive Secretary, CPA

Appendix

SECTORS	1999		2000		2001		2002		2003		% Change 2002-2003	
	NO	VALUE	NO	VALUE	NO	VALUE	NO	VALUE	NO	VALUE	NO	VALUE
Houses	436	\$ 72,587,961	369	\$ 63,311,256	309	\$ 54,150,167	327	\$ 60,629,078	385	\$ 80,041,236	18%	32%
Apt./ Condo.	164	\$ 204,524,141	96	\$ 90,571,013	79	\$ 44,457,993	88	\$ 81,985,417	129	\$ 65,875,589	47%	-20%
Hotel*	2	\$ 16,600,000	1	\$ 75,000,000	3	\$ 1,735,000	5	\$ 9,699,091	-	\$ -	-100%	-100%
Gov't. Comm.	14	\$ 15,915,000	21	\$ 20,976,720	7	\$ 835,000	4	\$ 819,000	12	\$ 55,050,500	200%	6622%
Industrial	75	\$ 52,307,725	34	\$ 21,181,445	45	\$ 18,033,235	83	\$ 48,944,580	67	\$ 28,953,981	-19%	-41%
Other	12	\$ 1,476,000	16	\$ 14,409,450	11	\$ 5,475,000	17	\$ 9,867,570	34	\$ 7,104,669	100%	-28%
TOTAL	1214	\$ 393,420,021	1048	\$ 310,137,861	896	\$ 149,102,225	948	\$ 236,297,807	1131	\$ 266,458,276	19%	13%

Table 3: Number and Value of Planning Approvals by Sector 1999 to 2003 Grand Cayman, *2002 Hotel Sector reflects hotel additions and renovations only

Sector	2000		2001		2002		2003		2002 Totals	2003 Totals	% Change 2002-2003
	Little Cayman	Cayman Brac	Little Cayman	Cayman Brac	Little Cayman	Cayman Brac	Little Cayman	Cayman Brac			
Houses	5	44	6	35	6	15	4	25	21	29	38%
Apt./Condo.	0	3	3	4	0	2	1	2	2	3	50%
Hotel	0	0	0	0	0	0	0	0	0	0	0%
Government	1	6	0	5	1	4	1	3	5	4	-20%
Commercial	0	6	3	6	0	2	1	13	2	14	600%
Industrial	2	5	1	2	2	7	0	2	9	2	-78%
Other	7	46	11	35	16	58	7	53	74	60	-19%
Totals	15	110	24	87	25	88	14	98	113	112	-1%

Table 4: Number of Planning Approvals by Sector 2000 to 2003 Sister Islands

Sector	2000		2001		2002		2003		2002 Totals	2003 Totals	% Change 2003 vs. 2002
	Little Cayman	Cayman Brac	Little Cayman	Cayman Brac	Little Cayman	Cayman Brac	Little Cayman	Cayman Brac			
Houses	\$ 629,900	\$ 4,523,910	\$ 1,424,000	\$ 3,878,824	\$ 1,035,000	\$ 2,191,504	\$ 1,445,000	\$ 2,671,480	\$ 3,226,504	\$ 4,116,480	28%
Apt./Condo.	\$ -	\$ 3,150,000	\$ 1,735,000	\$ 1,073,728	\$ -	\$ 215,000	\$ 108,000	\$ 684,262	\$ 215,000	\$ 792,262	268%
Hotel	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0%
Government	\$ 20,000	\$ 971,700	\$ -	\$ 2,120,400	\$ 7,000	\$ 317,000	\$ 29,820	\$ 47,000	\$ 324,000	\$ 76,820	-76%
Commercial	\$ -	\$ 471,847	\$ 277,500	\$ 853,500	\$ -	\$ 324,500	\$ 230,000	\$ 1,130,000	\$ 324,500	\$ 1,360,000	319%
Industrial	\$ 1,250,000	\$ 349,200	\$ 40,000	\$ 1,100,000	\$ 740,624	\$ 477,336	\$ -	\$ 375,000	\$ 1,217,960	\$ 375,000	-69%
Other	\$ 624,000	\$ 390,825	\$ 117,000	\$ 683,704	\$ 1,744,370	\$ 574,690	\$ 138,000	\$ 590,725	\$ 2,319,060	\$ 728,725	-69%
Totals	\$ 2,523,900	\$ 9,857,482	\$ 3,593,500	\$ 9,710,156	\$ 3,526,994	\$ 4,100,030	\$ 1,950,820	\$ 5,498,467	\$ 7,627,024	\$ 7,449,287	-43%

Table 5: Value of Planning Approvals by Sector 2000 to 2003 Sister Islands

Appendix

Districts	1999		2000		2001		2002		2003		% Change 2002-2003	
	No.	Value*	No.	Value*	No.	Value*	No.	Value*	No.	Value*	No.	Value
Bodden Town	292	\$ 56,216	246	\$ 33,348	197	\$ 33,553	201	\$ 27,728	277	\$ 29,322	38%	6%
East End	62	\$ 15,883	88	\$ 97,474	51	\$ 17,328	38	\$ 4,146	60	\$ 15,514	58%	274%
George Town	518	\$ 128,295	439	\$121,019	399	\$ 70,459	401	\$140,300	449	\$ 163,056	12%	16%
North Side	72	\$ 28,512	54	\$ 5,012	53	\$ 6,365	57	\$ 8,278	91	\$ 13,818	60%	67%
West Bay	270	\$ 164,514	221	\$ 53,284	196	\$ 21,397	251	\$ 55,845	254	\$ 44,749	1%	-20%
GC Total	1214	\$ 393,420	1048	\$310,137	896	\$149,102	948	\$236,297	1,131	\$ 266,459	19%	13%
Cayman Brac	136	\$ 10,702	110	\$ 9,857	87	\$ 9,710	88	\$ 4,100	98	\$ 5,498	11%	34%
Little Cayman	20	\$ 3,580	15	\$ 2,524	24	\$ 3,594	25	\$ 3,527	14	\$ 1,951	-44%	-45%
Sister Islands												
Total	156	\$ 14,282	125	\$ 12,381	111	\$ 13,304	113	\$ 7,627	112	\$ 7,449	-1%	-2%
Grand Total	1,370	\$ 407,702	1,173	\$322,518	1,007	\$162,406	1,061	\$243,924	1,243	\$ 273,908	17%	12%

Table 6: Number and Value of Planning Approvals by District 1999 to 2003 (all Districts) *Value in Thousands

2003 OTHER SECTOR		
Antenna	No.	29
	Value	\$ 3,005,500
Cabanna	No.	15
	Value	\$ 202,250
Dock	No.	20
	Value	\$ 814,600
Excavations	No.	8
	Value	\$ 2,602,864
Fences/Walls	No.	52
	Value	\$ 2,058,700
Institutional	No.	7
	Value	\$ 3,960,000
Landclearing	No.	1
	Value	\$ 50,000
Misc	No.	14
	Value	\$ 724,315
Modification	No.	113
	Value	\$ 4,280,945
Pool	No.	125
	Value	\$ 4,322,350
Seawall	No.	1
	Value	\$ 8,000
Shed	No.	18
	Value	\$ 518,384
Sign	No.	39
	Value	\$ 191,745
Subdivision	No.	58
	Value	\$ 6,639,500
Tent	No.	4
	Value	\$ 53,150
Total	No.	504
	Value	\$ 29,432,302

Table 7: Number and Value of Planning Approvals Other Sector

Hits/Month	% Change	
	2002	2003 2003-2002
January	3,936	13,829 251%
February	5,741	8,867 54%
March	6,106	9,802 61%
April	6,656	13,910 109%
May	6,416	10,170 59%
June	4,388	11,851 170%
July	4,358	12,639 190%
August	5,413	8,896 64%
September	8,420	11,323 34%
October	7,832	11,092 42%
November	6,715	9,187 37%
December	7,093	10,467 48%
Total	73,074	132,033 81%

Table 8: Planning Department Website: Number of Hits/ Month 2002-2003

Appendix

Subdivisions	Bodden Town	East End	George Town	North Side	West Bay	Total
Major	8	2	5	2		17
Minor	10	2	11	8	10	41
Total	18	4	16	10	10	58

Table 9: Subdivision approvals by District 2003

Lots Created	Bodden Town	East End	George Town	North Side	West Bay	Total
Major	151	33	155	210		549
Minor	26	4	25	19	28	102
Total	177	37	180	229	28	651

Table 10: Subdivision lots approved by District 2003

	Quarter	1	2	3	4	Grand Total
AA	Number	96	153	120	65	434
	Value	\$ 12,169,226	\$ 20,826,088	\$ 20,480,175	\$ 8,129,922	\$ 61,605,410
CPA	Number	132	177	148	240	697
	Value	\$ 33,789,714	\$ 43,823,200	\$ 83,234,530	\$ 44,005,422	\$ 204,852,867

Table 11: Number and Value of Approvals 2003: by approval type

Super Tuesday	Quarter 3	Quarter 4	Total
Number	22	25	47
Value	\$2,584,394	\$3,725,930	\$6,310,324

Table 12: Number and Value of Super Tuesday approvals by Quarter

Appendix

Sector	2002	2003	% Change 2002-2003
Houses	283	375	33%
Apartments	114	211	85%
Commercial	61	35	-43%
Industrial	14	19	36%
Hotel	14	5	-64%
Government	3	21	600%
Other	116	205	77%
Total	605	871	44%

Table 13: Number of Building Permits Issued by Sector 2002 to 2003

Sector	2002	2003	% Change 2003-2002
Houses	\$ 46,328,322	\$ 67,000,594	45%
Apartments	\$ 50,898,467	\$ 45,713,712	-10%
Commercial	\$ 22,768,371	\$ 15,595,680	-32%
Industrial	\$ 4,930,320	\$ 20,335,816	312%
Hotel	\$ 111,450,952	\$ 9,792,910	-91%
Government	\$ 323,007	\$ 4,149,500	1185%
Other	\$ 6,213,880	\$ 14,991,745	141%
Total	\$ 242,913,318	\$ 177,579,956	-27%

Table 14: Value of Building Permits Issued by Sector 2002 to 2003

Appendix

		Quarter				
		1	2	3	4	Total
Number		167	234	237	233	871
Value	\$	30,726,267	\$ 59,523,907	\$ 49,656,849	\$ 37,672,933	\$ 177,579,956

Table 15: Number and Value of Building Permits Issued by Quarter 2003

	2002		2003		% Change 2002-2003	
	No.	Value	No.	Value	No.	Value
West Bay	67	\$ 15,243,460	72	\$ 12,461,826	7%	-18%
George Town	104	\$ 18,938,482	130	\$ 36,413,166	25%	92%
Bodden Town	57	\$ 10,317,052	111	\$ 14,202,757	95%	38%
North Side	16	\$ 6,155,540	19	\$ 3,624,451	19%	-41%
East End	5	\$ 928,515	9	\$ 6,598,754	80%	611%
Total	249	\$ 51,583,049	341	\$ 73,300,954	37%	42%

Table 16: Number and Value of Certificates of Occupancy (COs) granted by District 2002-2003

Appendix

Sector	2002	2003	% Change 2002-2003
Houses	143	171	20%
Apartments	50	107	114%
Commercial	15	24	60%
Industrial	3	12	300%
Hotel	1	0	-100%
Government	1	0	-100%
Other	36	27	-25%
Total	249	341	37%

Table 17: Number of Certificates of Occupancy (COs) granted by Sector 2002-2003

Sector	2002	2003	% Change 2002-2003
Houses	\$ 24,943,767	\$ 32,093,411	29%
Apartments	\$ 18,801,182	\$ 24,173,943	29%
Commercial	\$ 2,291,000	\$ 3,949,000	72%
Industrial	\$ 4,190,000	\$ 10,122,250	142%
Hotel	\$ 159,600	\$ -	-100%
Government	\$ 23,000	\$ -	-100%
Other	\$ 1,174,500	\$ 2,962,350	152%
Total	\$ 51,583,049	\$ 73,300,954	42%

Table 18: Value of Certificates of Occupancy (COs) granted by Sector 2002-2003

	Quarter				Total
	1	2	3	4	
Number	62	69	92	118	341
Value	\$ 10,516,323	\$ 16,267,923	\$ 20,315,912	\$ 26,200,796	\$ 73,300,954

Table 19: Number and Value of Certificates of Occupancy (COs) granted by Quarter 2003

Protecting Your Property

Planning Permission

There are laws (planning regulations) that govern many of the changes you make to the outside of your home including building walls, fences and other ancillary uses. However, you do not need to apply for planning permission for everything.

A wall or fence where the highest point is below 3'6" does not require planning permission provided that:

Where such structures extend along a roadway, it is recommended that the setback from the street property line be at least six feet.

Gates should open inward.

Gates in driveways should be setback 16 feet from the street property line.

Walls and fences at intersections should comply with road laws.

According to the Development and Planning Law (2003), the enlargement, improvement or other alteration of a dwelling house does not require planning permission, provided that:

The square footage of the enlargement does not exceed ten percent (10%) of the square footage of the ground floor of the house;

The enlargement is single storey only;

The regulations governing the setback of buildings and coverage of site are upheld;

The enlargement is an integral part of the existing dwelling house; and

A notice of intention to construct under this section is forwarded to the Authority.

Approval of any plumbing and electrical changes is required and inspections are necessary.

Please note: this applies only to a single-family house and does not include separate units, guest houses, cottages, duplexes, apartments, hotels or commercial or industrial developments.

For information on density, lot size, setbacks, site coverage and parking provisions, consult with the Planning Department or refer to the relevant section of the Development and Planning Regulations (2003 Revision).

If you are not sure whether you need to apply for planning permission you should contact the Planning Department on 244-3482 or mail to P.O. Box 1036 G.T. Free Pamphlets are also available at the Planning Department, 3rd Floor Tower Building, or you can obtain the information from our website at www.planning.gov.ky or by mail P.O. Box 1036 G.T.

Planning Laws and Regulations can be purchased at the Legislative Assembly building, P.O. Box 890 G.T.

3rd Floor Tower Building
North Church Street

Phone:345-244-3482
Fax:345-945-2922
Email: Planning.Dept@gov.ky

